

PLANNING & ZONING COMMISSION
APRIL 2, 2018
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held at the Sr. Center, 105 South B Street in the City of Milford, NE on April 2, 2018 at 7:00 P.M. Notice of the meeting was given in advance thereof by publishing in the Milford Times; a designated method for giving notice, as shown by the proof of publication.

Notice of the meeting was simultaneously given to the members of the Planning & Zoning Commission. Availability of the agenda was communicated in advance notice and in the notice to the members of the meeting. All proceedings hereinafter shown were taken while the meeting was open to the attendance of the public.

The meeting was called to order by Roger Kontor at 7:05 P.M. and publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for review and is posted on the east wall of the Sr. Center.

ROLL CALL: Members present: Jean Ferrill, Brad Havener, Roger Kontor, Brandon Mowinkel, Kevin Wingard and Kendall Hoggins Bldg. Inspector. Also present: Dane Simonsen with JEO, Ryan Brandt with Kirkham Michael, Gerry Dunlap, Stacie Kremer and Sean Kremer.

MINUTES: Motion by Ferrill, second by Mowinkel to approve the November 29, 2017 minutes. Passed 5-0

PUBLIC HEARING: Preliminary Plat for Valley View West 3rd Addition:

Kontor opened the public hearing at 7:06 pm.

Went through Preliminary Plat Check List provided by Kendall Hoggins, Milford Building Inspector

General Requirements - OK

Zoning District - OK

Design Standards

1. Original plans did not meet design standards in 4.02 and 4.24 related to road width, cul-de-sac width and turning radius, and concrete depth.

2. After discussion, Kirkham Michael will meet all requirements and will match existing roads. They will meet the 30 ft. width, 60 ft. right of way, cul-de-sac concrete depth of 7 inches and Oak Ave. concrete depth of 8 inches. **Kirkham Michael is required to have all of these requirements in the final revised plan that is turned in to Kendall Hoggins and the city. Kendall will confirm that all requirements are met.**

Sidewalks - OK

1. Are drawn at 11 foot from back of nearest curb and we only require 6 foot. The 11 foot is probably better for snow removal.

Easements

1. Need to show easements in Valley View West, school property, and future developments.
2. Need to show new sewer easements within the south side of lots 18, 19 and 20.
3. Must include NPPD easements between lots 17/18 or 20/21. There must also be an easement on the south side of lots 18,19 and 20.
4. **Kirkham Michael is required to have all of these requirements in the final revised plan that is turned in to Kendall Hoggins and the city. Kendall will confirm that all requirements are met.**
5. Also discussed a possible easement or donation of a sliver of land on the west side of lot 19 to install sidewalk to connect to school lot for future students that would live in the cul-de-sac
 - a. Discussed how to connect Valley View West to the school grounds as well

Utilities - OK

Water System - OK

Sanitary Sewer System - OK

Drainage/Storm Sewers

1. Discussion led by Dane and Ryan
2. The committee determined that the proposed system in the revised plan meets requirements.
3. Discussed concerns with the original proposed system for handling drainage and then discussed the revised plan.
4. Discussed other options for the city or developer to consider:
 - a. Overall issue with other discussions is the speed of the drainage water as it accesses the river.
 - b. Use same proposed system but accessing existing storm system in front of Kremer's verse the proposed plan.
 - c. Dunlap suggested putting Oak Ave in now and installing storm system during the development. Asked if city would consider

helping with this option as drainage is an issue in that area anyway.

- d. Discussed cost of proposed system and Dunlap wondered if that could be used to help city with other options to address drainage concerns as a whole.
- e. Discussed use of holding ponds but would have to be on Kremer properties.

Monuments and Markers - OK

Street Lights

1. Required at Corner of Oak Ave (intersection) and in either lots 17/18 or 20/21

Other items

1. Kontor asked if item 3.03.03 was completed - contacting of neighbors that this new cul-de-sac would border and then wondered if all other basic items in that section were completed.
2. Dane with JEO was ok with all discussions and thought if all items requested were added to the final plans that they would be fine with moving forward.

Kontor closed the Public Hearing at 8:05 p.m.

NEW BUSINESS:

Discuss/Action – Recommendation to City Council on Preliminary Plat for Valley View West 3rd Addition:

Motion made by Mowinkel, second by Ferrill to recommend to the City Council approval of the preliminary plat for Valley View West 3rd Addition. This recommendation for approval is based on Kirkham Michael agreeing to provide the following changes on the final revised plan that is turned in to Kendall Hoggins and the city:

1. Match existing road specs including the 30 ft. width requirement, 60 ft. right of way requirement, cul-de-sac concrete depth of 7 inches requirement and Oak Ave. concrete depth of 8 inches requirement, and
2. Indication of easements in Valley View West, school property, and future developments; new sewer lines in lots 18, 19 and 20; and NPPD easements in lots 17/18 and 20/21.

Motion passed 5-0

ADJOURNMENT: Kontor closed the meeting at 8:14 p.m.